

SPECIAL MEETING OF THE MIDDLETOWN REDEVELOPMENT AGENCY HELD ON  
OCTOBER 7, 1969.

PRESENT: Messrs.: Achenbach, Chairman  
Gamer, Vice-Chairman  
Camp, Secretary  
Thayer

ABSENT: Stone  
Novicki

ALSO

PRESENT: Kaplan  
Haze  
Guy  
Higgins, City Plan  
Beinhorn, Middletown Press  
Schaffer & Cashman, Confrontation

The meeting was called to order by Chairman George Achenbach at 5:30 P.M. The minutes of the previous meeting were read. A motion was made by Mr. Camp, seconded by Mr. Thayer, and approved by all members present to accept the minutes as read.

Mr. Kaplan then reported on the first North End PAC meeting held on October 6, 1969. He stated that the N.E.P.A.C. seemed to be an excellent committee that reflected the attitude of a cross section of the community. They have a great desire to put their thoughts and plans on the table and formulate them into a workable plan.

The group plans to meet twice a month on the second and fourth Wednesday.

Elections were held at the first meeting and the following officers were duly elected:

Chairman: Peter O'Brien  
Vice-Chairman: F. DeToro  
Secretary: Mary Marshall

The N.E.P.A.C. has considered priorities, and their plans fall into two categories, one being 5 - 20 years, and the second being immediate. Immediate priority areas are parking, traffic, and recreation in the North End.

At their next meeting they are inviting Clem Green, Superintendent of Schools, and a representative from the State Board of Education to discuss the MacDonough School and Public Act 761 which provides for acquisition of land areas around public schools for recreation purposes.

The group feels that they could not speak for the North End, but will gather information, present it to the North End, and present the feedback to the Agency.

The N.E.P.A.C. is requesting that the Agency provide them with professional assistance. They have no funds of their own and are very

eager to move. They feel that the professional assistance should be in support of the committee and not be a leading role.

Mr. Kaplan reported that he had contacted Raymond & May to ascertain the cost of a preliminary study of the total North End, not a renewal type of study. The figure received was \$10,000.

Mr. Achenbach suggested that this study would be an excellent use of East Side Fund monies whereby the expended amounts might later be replaced from Federal funds if found to be eligible.

Mr. Gamer suggested that perhaps we should check an alternate consultant such as Candeb, Fleissig and Associates for newer and fresher ideas.

Mr. Achenbach felt that we had a greater rapport with Raymond & May at present due to the fact they they had done other studies for us in Middletown.

Mr. Higgins suggested that the Planning and Zoning Commission be involved and informed of preliminary planning concepts for the area.

A motion was made by Mr. Camp, seconded by Mr. Gamer and passed by all present to approve the use of \$10,000 from the East Side Fund to hire professional assistance for the North End P.A.C. in the form of consultants.

It was pointed out that the choice of consultants and the scope of service should be discussed further and the possibility of Federal reimbursement should be explored, and an opinion of counsel should be sought regarding the use of the East Side Fund for this purpose.

Mr. Kaplan then reported that the South End P.A.C. would be formalized soon. Several people had been asked to serve.

The first item on the S.E.P.A.C. agenda would be the question of where and when advance acquisition of South End properties would be needed.

Mr. Achenbach suggested that the advance acquisition of properties be made by using the East Side Fund monies.

Many questions were raised as to the problems involved in using these monies. Would cash be returned by the Government in fund project approval? What acquisition steps would have to be followed to assure a cash rebate? Could property management be handled? How would appraisals be handled?

Answers on all these questions and more would have to be ascertained by the staff for a full report to the Agency at a later date.

Mr. Higgins suggested that there would be relocation problems to solve on this early acquisition.

The early acquisition of properties in the South End would put to rest some of the uncertainty lurking in the area, reduce the future relocation workload, and shut off several of the structures containing very poor living conditions in the area.

A motion approving the concept of using East Side funds for early acquisition was made by Mr. Camp, subject to a full report by the staff. The motion was seconded by Mr. Gamer and unanimously approved.

Mr. Camp then suggested that there was a definite need for a local organization on Housing, that is, a Housing Council pulled together from representatives of the several non-profit and municipal organizations in town.

This group might act as a coordinator in housing needs, mortgages, etc.

A motion was made by Mr. Camp, seconded by Mr. Gamer, and approved by all present to instruct the staff to investigate the necessities of such a Housing Council and how it could be coordinated with other local groups, possibly through CDAP.

A letter from the Retail Trade Bureau of the Chamber of Commerce was received requesting permission to use a portion of the Elderly Area for Christmas parking. It was agreed to permit the use of the area subject to coordination with the Parking Authority and the Public Works Department and provided that the costs of grading, insurance, and lighting are taken care of.

There being no further business to come before the Special Meeting, a motion was duly made and seconded to adjourn to Executive Session.

The meeting was adjourned to Executive Session at 7:00 P.M.

Respectfully submitted,

Robert W. Camp, Secretary